

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

## OWNERSHIP

Owner 1:	FITZPATRICK MICHAEL F				
Owner 2:					
Owner 3:					
Street 1:	22 MILL STREET #002				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02476			Type:	

## PREVIOUS OWNER

Owner 1:	FITZPATRICK MICHAEL F -		
Owner 2:	-		
Street 1:	22 MILL STREET #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1009 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																
<b>Total AC/HA:</b> 0.00000			<b>Total SF/SM:</b> 0			<b>Parcel LUC:</b> 343 Condo-Comm			<b>Prime NB Desc:</b> 22 Mill							<b>Total:</b>						<b>Spl Credit</b>			<b>Total:</b>		

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	405,700			405,700		144061
							GIS Ref
							GIS Ref
Total Card	0.000	405,700			405,700	Entered Lot Size	
Total Parcel	0.000	405,700			405,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		402.08	/Parcel: 402.08	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	405,700	0	.		405,700		Year end	12/23/2021
2021	343	FV	401,800	0	.		401,800		Year End Roll	12/10/2020
2020	343	FV	401,800	0	.		401,800	401,800	Year End Roll	12/18/2019
2019	343	FV	478,500	0	.		478,500	478,500	Year End Roll	1/3/2019
2018	343	FV	298,700	0	.		298,700	298,700	Year End Roll	12/20/2017
2017	343	FV	282,400	0	.		282,400	282,400	Year End Roll	1/3/2017
2016	343	FV	282,400	0	.		282,400	282,400	Year End	1/4/2016
2015	343	FV	196,600	0	.		196,600	196,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2019	I & E Return	JO	Jenny O
10/2/2018	Meas/Inspect	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
4/6/2016	I & E Return	MM	Mary M
2/23/2009	Inspected	197	PATRIOT
6/1/1985		LO	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	144061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/30/21	00:22:30

**LAST REV**

Date	Time
05/24/19	08:43:2

jorourk
4324

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QUESTION	Result
1. The following information is available for the year ended 31 December 2014:	
Cost of sales	100
Administrative expenses	20
Selling expenses	10
Depreciation	5
Finance costs	10
Income tax	10
Profit before tax	50
Income tax	10
Profit after tax	40
Dividends	10
Retained profit	30
Share capital	100
Reserves	30
Total	130

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.220000029
Name:	2 - 3002

## RESIDENTIAL GRID

1st Res Grid										Desc:				# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals		RM:				BR:			Baths:				HB	1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%

## DEPRECIATION

Phys Cond:	AV - Average	28.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	Total:	28.0

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

Sec Floors:	

Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5706
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563427
Depreciation:	157760
Depreciated Total:	405668

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	551.81	
Special Features:	0	Val/Su Net:	402.08	
Final Total:	405700	Val/Su SzAd	402.08	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,009	473.250	477,50
Net Sketched Area:		1,009	Total:	477,50
Size Ad	1009	Gross Area	1009	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
07						
07						
09						

## IMAGE

**AssessPro** Patriot Properties, Inc

